

ARTICLE XXVI

SECTION 26.01 ACCESS TO LOTS IN PLOTS

- A. In order to encourage the use of lands in accordance with their character and adaptability and the conservation of property values and natural resources, access to lots in any plats recorded in Solon Township, subject to individual plat approval by the Solon Township Board, may be by a dedicated private way or by private easement.
- B. The decision of whether to approve a plot without direct access by all lots to a public right-of-way, shall be based upon the following standards:
 - 1. The protection of the natural resources, the health, safety and welfare, as well as the social and economic well-being, of those who will use the land, of the residents and the land owners immediately adjacent to the proposed subdivision, and the community as a whole.
 - 2. The intent and purpose of the Solon Township Zoning Ordinance.
- C. The owners (fee and/or by land contract) of the lots in any plot utilizing a private easement shall assume the liability for, and maintenance of, same under such terms and proportions as the plot restriction may designate.

This ordinance is adopted pursuant to Section 186(f) of the Subdivision Control Act of 1967, as amended, and shall take effect the day following publication.